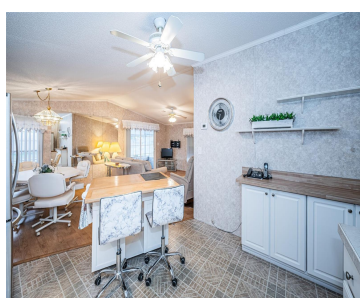


# 3536 KAUNA POINT DRIVE HOLIDAY FL 34691

<https://candiscarmichael.com>

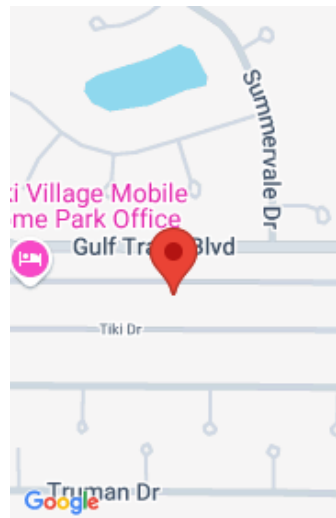


**\$215,000**



Discover a rare opportunity in the highly sought-after Tiki Village, a vibrant 55+ gated community. This newer construction home, built in 2005, is loaded with upgrades and nestled in an unbeatable location. Features include a 2020 full roof-over with added insulation covering the house and carport enhancing comfort and energy efficiency. Plus, enjoy the benefit [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home - Post 1977
- Active
- 1052 sq ft



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260010123

**MLS ID:** MFRTB8313418

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## Description

**Virtual Tour:** <https://virtual-tour.aryeo.com/sites/qabbgrm/unbranded>

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## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home - Post 1977

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1052 sq ft

**Year built:** 2005

**SubdivisionName:** TIKI VILLAGE MHP CONDO **ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3375 sq ft

**View:** Trees/Woods

---

## Location Details

**Township:** 26S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Accessibility Features, Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Linoleum

**Patio And Porch Features:** Covered, Front Porch, Patio, Screened, Side Porch

**Carport YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Size Limit

**Roof:** Metal, Roof Over

**Window Features:** Blinds, Rods, Shutters

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Street Lights, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Accessibility Features:** Accessible Approach with Ramp, Grip-Accessible Features

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room, Other

**Parking Features:** Covered, Driveway, On Street

**Carport Spaces:** 2

**Exterior Features:** Awning(s), Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sprinkler Metered, Storage

**Security Features:** Gated Community, Smoke Detector(s)

**Architectural Style:** Florida

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cleared, In County, Level, Near Public Transit, Paved

---

## Property Details

**Subdivision Name:** TIKI VILLAGE MHP CONDO

**Levels:** One

**Foundation Details:** Pillar/Post/Pier

**Listing Terms:** Cash, Conventional

**Parcel Number:** 25-26-15-0080-00000-1450

**Direction Faces:** North

**Construction Materials:** Vinyl Siding

**Property Condition:** Completed

---

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Monthly

**Association Amenities:** Fence Restrictions, Gated, Shuffleboard Court, Vehicle Restrictions

**Association Fee:** 40

**Association Fee Includes:** Common Area Taxes, Private Road, Security

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, Park, Special Community Restrictions

---

## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:**  
\$656

**Tax Legal Description:** TIKI VILLAGE MOBILE HOME PARK CONDO RB 898 PGS 1781-1834 LOT 145 OR 3497 PG 1946 **Tax Lot:** 145

---

## Rooms



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Room type	Dimensions	Level	Length	Width
Florida Room	6.29x16.44	First	16.44	6.29
Kitchen	11x11	First	11	11
Dining Room	9x10	First	10	9
Living Room	13x15	First	15	13
Primary Bedroom	11.57x13.57	First	13.57	11.57
Primary Bathroom	9.1x13.4	First	13.4	9.1
Bedroom 2	11x10	First	10	11
Bathroom 2	451x7	First	7	451
Laundry	5.1x8.6	First	8.6	5.1

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds, Rods, Shutters

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Street Lights, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, Park, Special Community Restrictions

**ExteriorFeatures:** Awning(s), Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sprinkler Metered, Storage

**Features:** Accessibility Features, Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

---

## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Metal, Roof Over

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Parking:** Covered, Driveway, On-street

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

**Showing Requirements:** Lock Box Coded, See Remarks, ShowingTime

**Disclosures:** HOA/PUD/Condo Disclosure, Other Disclosures, Seller Property Disclosure

**Other Structures:** Shed(s), Storage



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